141.0	0003	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,023,700 / 1,023,700
					USE VALUE:	1,023,700 / 1,023,700
					ASSESSED:	1,023,700 / 1,023,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49	-51	MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OU WANMEI &
Owner 2:	HUGHES JEFFREY
Owner 3:	
Street 1:	223 CEDAR AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DI NITTO PASQUALE/ESTATE -
Owner 2:	-
Street 1:	33 MYRTLE AVENUE
Twn/City:	WAKEFIELD
St/Prov:	MA Cntry:
Postal:	01880

NARRATIVE DESCRIPTION

This parcel contains 12,799 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1915, having primarily Vinyl Exterior and 2378 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	12799.000	451,300	9,600	562,800	1,023,700
Total Card	0.294	451,300	9,600	562,800	1,023,700
Total Parcel	0.294	451,300	9,600	562,800	1,023,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 430.49 | /Parcel: 430.4

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	451,300	9600	12,799.	562,800	1,023,700	1,023,700	Year End Roll	12/18/2019
2019	104	FV	367,700	9600	12,799.	562,800	940,100	940,100	Year End Roll	1/3/2019
2018	104	FV	367,700	9600	12,799.	498,500	875,800	875,800	Year End Roll	12/20/2017
2017	104	FV	361,200	9600	12,799.	418,100	788,900	788,900	Year End Roll	1/3/2017
2016	104	FV	361,200	9600	12,799.	418,100	788,900	788,900	Year End	1/4/2016
2015	104	FV	299,700	9600	12,799.	361,800	671,100	671,100	Year End Roll	12/11/2014
2014	104	FV	290,500	9600	12,799.	349,700	649,800	649,800	Year End Roll	12/16/2013
2013	104	FV	302,800	9600	12,799.	332,800	645,200	645,200		12/13/2012

SALES INFORMATION

TAX DISTRICT | PAT ACCT. 10887

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DI NITTO PASQUA	62255-186		7/17/2013	Estate/Div	665,000	No	No		
DI NITTO CECILI	37714-260		1/18/2003	Family	1	No	No		
	11947-128		1/16/1971			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/16/2015	1777							
11/3/2015	1699	Manual	3,007					
11/3/2015	1698	Manual	3,351					

ACTIVITY INFORMATION

Date	Result	By	Name
9/22/2016	Meas/Inspect	DGM	D Mann
9/22/2016	Permit Visit	DGM	D Mann
4/1/2009	Meas/Inspect	345	PATRIOT
1/26/2009	Measured	345	PATRIOT
11/18/1999	Meas/Inspect	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		12799		Sq. Ft.	Site		0	70.	0.63	8									562,778						562,800	

Total AC/HA: 0.29382 | Total SF/SM: 12799 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 562,778 | Spl Credit | Total: 562,800

Parcel ID

141.0-0003-0001.0

!10887!

User Acct

90608

GIS Ref

GIS Ref

Insp Date

09/22/16

PRINT

Date	Time
12/11/20	01:07:50

LAST REV

Date	Time
03/13/17	09:48:08

mmcmakin

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

USER DEFINED

Prior Id # 1:	90608
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.09154749
Const Adj.:	0.99989998
Adj $ / SQ:	174.630
Other Features:	103300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	613112
Depreciation:	161862
Depreciated Total:	451251

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	7	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	7	5	M
Totals			
2	12	7	

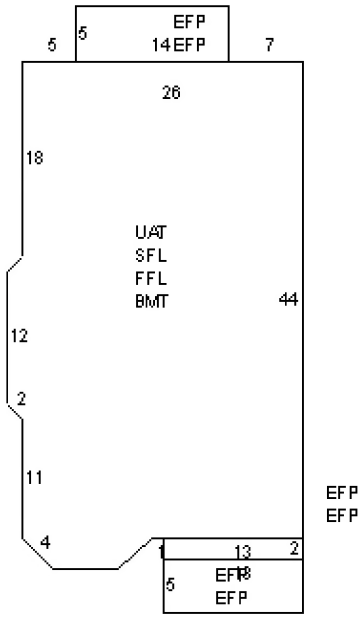
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	174.63
Special Features:	0	Val/Su Net:	107.81
Final Total:	451300	Val/Su SzAd	189.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,189	52.390	62,291
FFL	First Floor	1,189	174.630	207,635
SFL	Second Floor	1,189	174.630	207,635
EFP	Enclos Porch	322	35.680	11,488
UAT	Upper Attic	297	69.850	20,764

Net Sketched Area:	4,186	Total:	509,813
Size Ad	2378	Gross Are	5078	FinArea	2378
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	19X29	G	AV	1915	26.86	T	40	104			8,900			8,900
40	Lean-To	D	Y	1	8X17	A	AV	1998	5.84	T	16.8	104			700			700

More:	N	Total Yard Items:	9,600	Total Special Featues:		Total:	9,600